

NO TRANSFER
TAX PAIDQUITCLAIM DEED
Without Covenant
007922

KNOW ALL MEN BY THESE PRESENTS, that it, **FIRST FEDERAL SAVINGS BANK OF BOSTON**, Plaintiff pursuant to a civil action to foreclose a mortgage under 14 M.R.S.A. § 6321 et seq., brought in the Seventh District Court, Division of Northern Kennebec, Civil Action Docket No. 97-RE-30, in an action brought by First Federal Savings Bank of Boston, Plaintiff, against Dolores C. Trask and Sharon Bard, Defendants, and in execution of a Judgment of Foreclosure and Order of Sale dated November 6, 1998 and entered November 20, 1997, in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration paid by **FIRST FEDERAL SAVINGS BANK OF BOSTON** whose mailing address is c/o First Eastern Mortgage Corporation, 100 Brickstone Square, P. O. Box 459, Andover, MA 01810-0159, the receipt and sufficiency of which it does hereby acknowledge, does hereby **REMISE, RELEASE, BARGAIN, SELL AND CONVEY, AND FOREVER QUITCLAIM** unto the said First Federal Savings Bank of Boston, its heirs, successors and assigns forever the following described premises:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to real estate taxes assessed by and due and payable to the City of Waterville, including without limitation real estate taxes for the tax year 1996-1997, and subject to the City of Waterville real estate taxes for the current year, which taxes the Grantee assumes and agrees to pay.

This conveyance is made subject to sewer user fees, including without limitation current sewer user fees, due and payable and/or to become due and payable to Waterville, Maine, which fees the Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said First Federal Savings Bank of Boston, its heirs, successors and assigns forever.

IN WITNESS WHEREOF, it, the said First Federal Savings Bank of Boston has caused these presents to be signed and its corporate seal to be affixed by Laureen M. Morgan, its [title] Loss Mitigation Spec. hereunto duly authorized this 1st day of April, 1998.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Laureen M. Morgan

Laureen M. Morgan
Loss Mitigation Specialist

FIRST FEDERAL SAVINGS BANK OF
BOSTON

by its [title] Sr. Vice President
print name Margaret M. Riccio

**SCHEDULE A
Quit Claim Deed**

**First Federal Savings Bank of Boston to
First Federal Savings Bank of Boston**

39-54

A CERTAIN LOT OR PARCEL of land situated in Waterville, County of Kennebec and State of Maine and bounded and described as follows:

Northerly fifty (50) feet by King Street; westerly by land now or formerly occupied by Mrs. Frank King; southerly fifty (50) feet by Cary Land; easterly by land now or formerly occupied by George Ronco.

Also another certain lot or parcel of land situated in said Waterville and being a part of what is known as the Gilman Passway lying west of Water Street and between King and Carrean Streets, bounded and described as follows, to wit:

Beginning at a point which marks the southeasterly corner of land of Archie Cabana and the southwesterly corner of land of George H. Rancourt or Charles W. Rancourt and the northwesterly corner of land conveyed to George H. Rancourt; thence southerly in a line in range with the westerly line of said Rancourt six (6) feet; thence westerly in a line parallel with the southerly line of land of said Archie Cabana fifty-one and one tenths (51.1) feet to a point in range with the westerly line of said Archie Cabana, extended; thence northerly six and one-tenths (6.1) feet to the southwesterly corner of land of said Archie Cabana; thence easterly along said Archie Cabana's southerly line to the point of beginning.

Being the same premises conveyed by Mortgage Deed dated March 15, 1991 and originally in favor of First Eastern Mortgage Corporation, which mortgage is recorded in the Kennebec County Registry of Deeds in Book 3884, Page 58, and assigned to First Federal Savings Bank of Boston by assignment recorded in said Registry of Deeds, which mortgage has been foreclosed by civil action in the Seventh District Court, Division of Northern Kennebec, Civil Action Docket No. 97-RE-30, in an action brought by First Federal Savings Bank of Boston, Plaintiff, against Dolores C. Trask and Sharon Bard, Defendants, this sale and transfer being pursuant to said Court's Judgment of Foreclosure and Order of Sale dated November 6, 1998 and entered November 20, 1997 and pursuant to the Notice of Public Foreclosure Sale published in the Kennebec Journal on February 26, 1998, March 5, 1998 and March 12, 1998.


The premises are conveyed subject to any easements and restrictions of record and this deed includes all rights, easements, privileges, and appurtenances belonging to the premises hereinabove described.

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Essex, SS:

April 1, 1998

39-54

Then personally appeared the above-named Margaret M. Riccio, the
[title] Sr. Vice President of the said **FIRST FEDERAL SAVINGS BANK OF
BOSTON** and acknowledged the foregoing instrument to be his/her free act and deed, in
his/her said capacity, and the free act and deed of the said First Federal Savings Bank of
Boston, before me,


Notary Public Debra J. Eyss
print name _____

Commission Expires: 11/25/99



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ATTEST: 
REGISTER OF DEEDS